

DOMUS NOVA



Prebend Gardens W4 – £2,000,000

In partnership with **BARNES**
INTERNATIONAL REALTY

Latter House leans into its industrial past. Steel beams, Crittall-style windows and generous proportions reference its origins as a 1920s builder's merchants turned auction house, forming the basis for a sensitive transformation by Studio McNab. Much of the original Art Deco structure has been retained, while carefully judged additions – made in collaboration with WGP Architects and Loud Architects – balance openness with a grounded, liveable feel, shaping a home that feels both expressive and easy to inhabit.





"ALFIE" meets SHIRLEY
what they do together is a
MICHAEL
MARTINI raises CAINE
"GAMBIT"
ROBERT LEM ROBERT CAMERON MILES
Produced by ...
Directed by ...





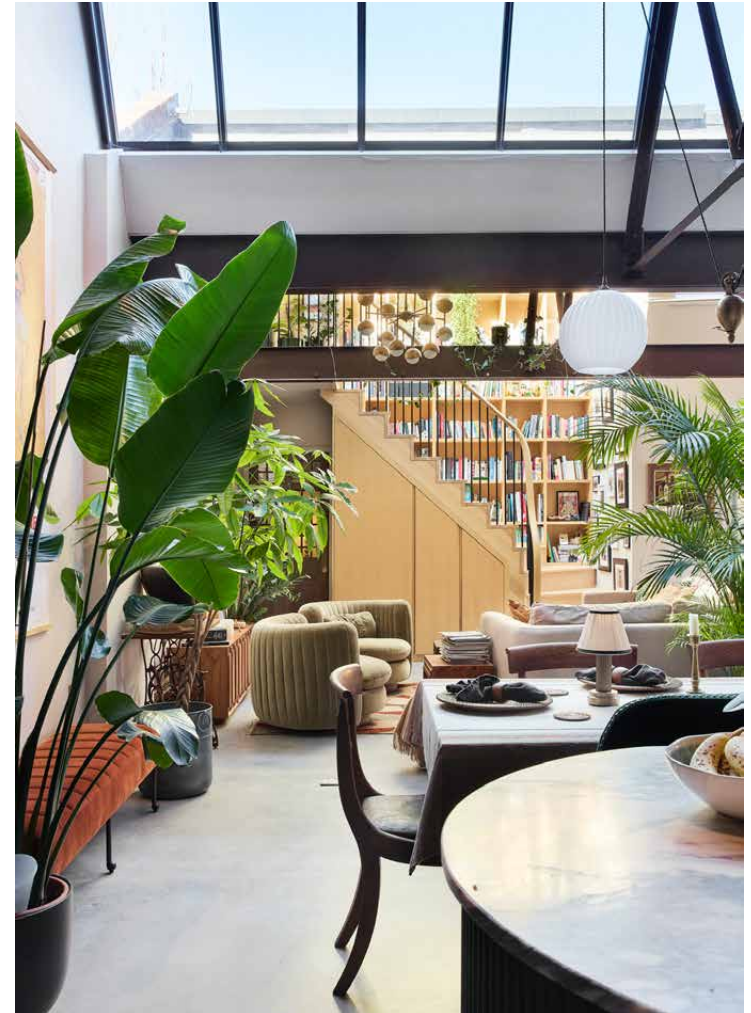
Set behind gates at the end of a gravel road, the house opens onto a courtyard garden with an unexpected sense of seclusion. The living space, principal bedroom and a study all connect directly to this outdoor area, allowing light and greenery to move throughout.

Inside, the scale is striking yet balanced. Ceilings rise to over four metres, supported by exposed steel beams, while a zig-zag roofline with north-facing windows draws in soft, diffused light. A sculptural timber staircase forms the centrepiece, incorporating a full-height bookcase that soars towards a glazed roof. Beneath it, a bespoke bar is discreetly tucked away – one of several moments of surprise woven throughout.









At the other end of the space, the kitchen is functional and expressive. Cabinetry sourced through Rehome and hand-painted in a deep, inky tone recedes as the light shifts, set against Calacatta Viola Estremoz marble and an antiqued mirrored splashback that enhance depth. Designed for sociable cooking, the Bora Puru induction hob sits within the island, while concealed pop-up sockets keep surfaces clean and uncluttered.

Just beyond, a concealed door opens to reveal a fully equipped pantry and plant room. Here, a large utility sink, open shelving and dedicated laundry space provide a practical counterpoint to the main living area, all of which can be hidden from view.

This same sense of thoughtful planning extends to the wider layout. Designed with flexibility in mind, the principal bedroom sits on the ground floor with direct access to the garden, while a second bedroom occupies the upper level, opening onto a roof terrace. A separate study, complete with its own bathroom, forms a self-contained wing and could serve as a third bedroom, workspace or studio.















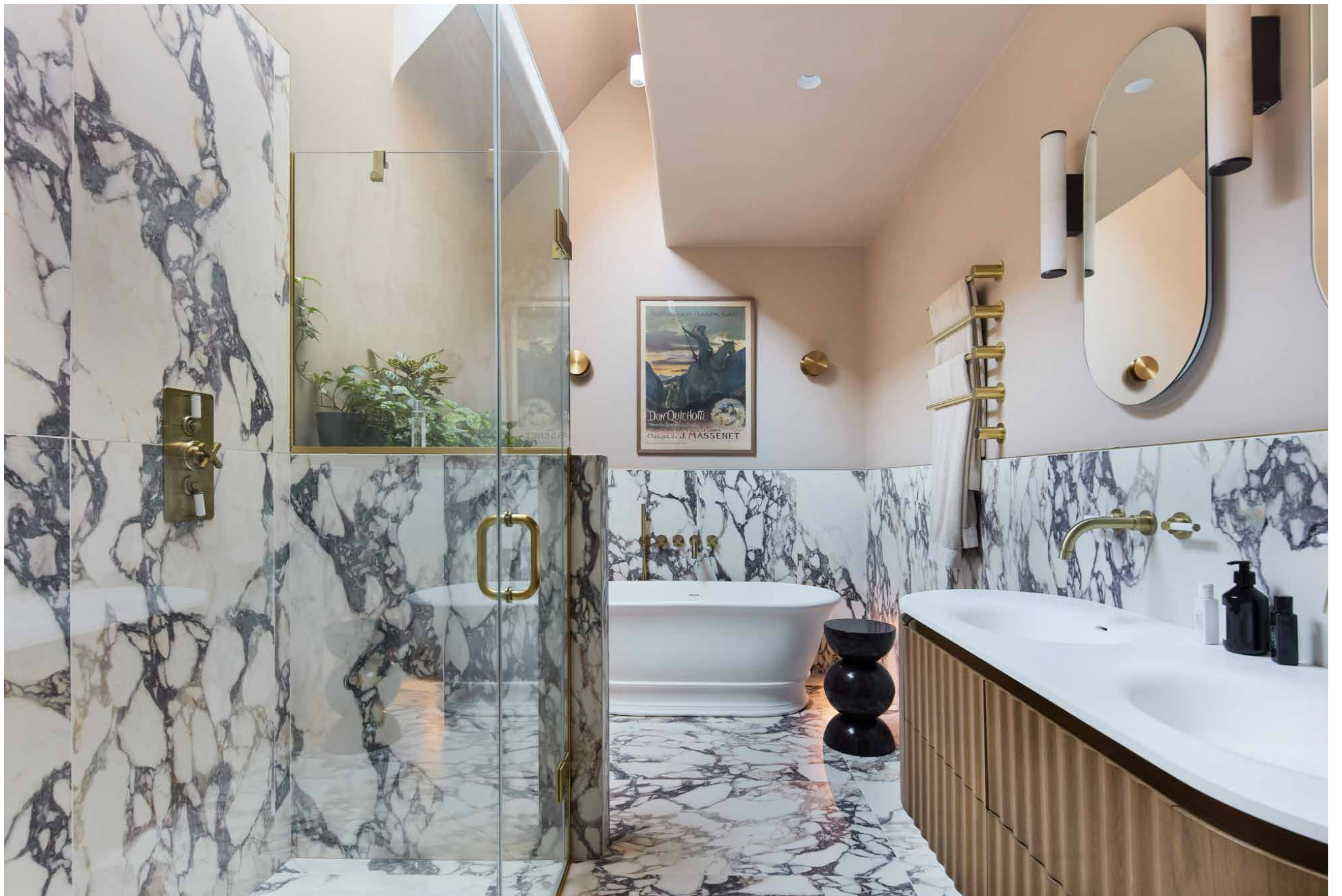
Each room carries its own atmosphere. Through a reclaimed Retrouvius door, the principal suite feels restorative. A walk-through wardrobe leads to a bathroom lit by clerestory windows and wrapped in Calacatta Viola porcelain tiles. A large walk-in shower sits alongside a deep freestanding bath and a fluted double vanity, all finished with Bauhaus-inspired fittings and softened by gently curved forms.

The study is more cocooning in tone, colour-drenched in a deep aubergine, while the guest bedroom is lighter and more pared back, with a bright en suite set beneath a skylight.

Original character is balanced with considered modern interventions throughout. Engineered oak flooring, microcement and Corston brass hardware add warmth and texture, while practical elements – including underfloor heating, an air source heat pump and solar-powered roof windows – are seamlessly integrated.

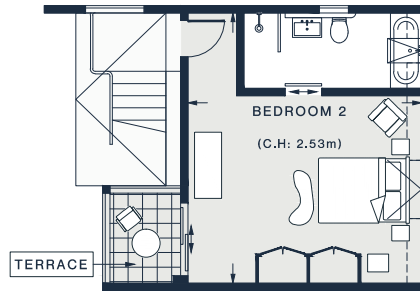




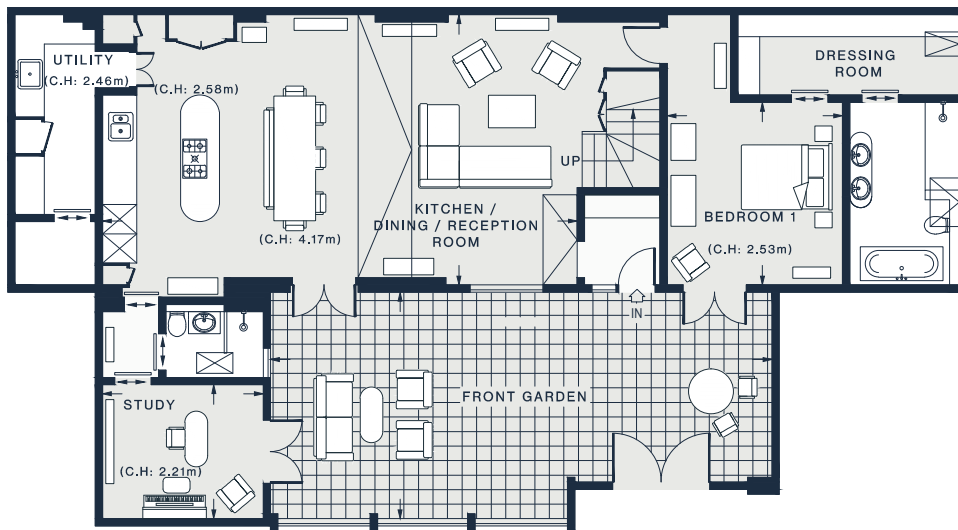








FIRST FLOOR



GROUND FLOOR

STUDY 10'10 x 9'1 (3.3m x 2.7m)	BEDROOM 1 12'3 x 11'9 (3.7m x 3.5m)
KITCHEN / DINING 31'11 x 18'11 (9.7m x 5.7m)	BEDROOM 2 18'4 x 15'8 (5.5m x 4.7m)

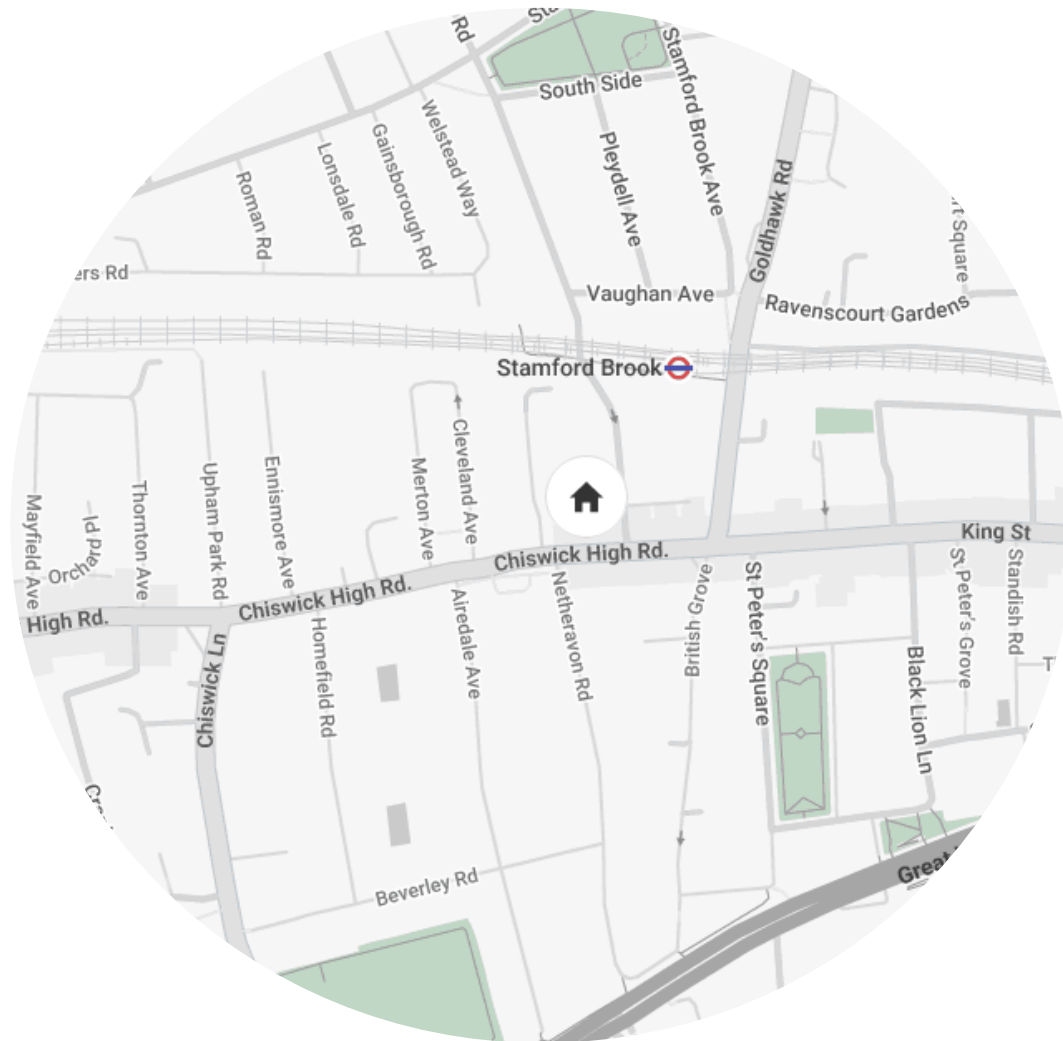
Ground Floor = 1,323 sq ft / 122.9 sq m
 First Floor = 286 sq ft / 26.6 sq m
 Approx. Gross Internal Area = 1,609 sq ft / 149.5 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
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Property Details

Reimagined industrial building
 Interior design by Studio McNab
 Architecture by WGP Architects and Loud Architects
 Voluminous, open-plan living space
 Principal bedroom suite with walk-through wardrobe
 Guest bedroom suite
 En suite study
 Concealed pantry, laundry room and bar
 Gated courtyard garden
 Air source heat pump
 Alarm system with indoor/ outdoor cameras
 London Borough of Hounslow

Approx. 1,609 sq ft / 149.5 sq m
 EPC=C
 Tenure: Freehold
 Council Tax Band: TBC



Location

Chiswick offers a rare village-within-a-city feel, centred around a lively high street of independents and a popular weekly farmers' market. The Thames is central to life here, with riverside walks and a towpath stretching towards Kew and Richmond, while green space is abundant – from Ravenscourt Park to the 65 acres of Palladian parkland at Chiswick House and Gardens. The dining scene is another highlight, with neighbourhood favourites Napoli on the Road and La Trompette lending Devonshire Road its distinctly continental feel. Weekends are well spent at Patisserie Sainte-Anne, The Chiswick Cinema or with a drink at The Carpenter's Arms.

Despite its tranquil character, Chiswick is exceptionally well connected, with Heathrow reachable in under 20 minutes by car or around 50 minutes by direct Tube. The area is also highly regarded for its schools, with access to sought-after local and independent options.

Stamford Brook – 3 mins (Circle, District)



Who ——— we are

Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.

Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.



DOMUS NOVA

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and Ibiza's design-led homes

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